

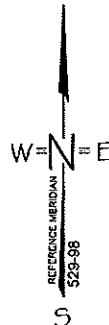
RESERVED FOR USE BY THE REGISTRY OF DEEDS

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THAT THIS IS A TRUE PLAN BASED ON FIELD SURVEYS AND THE LATEST DEEDS AND PLANS OF RECORD. THIS IS NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. THIS PLAN IS INTENDED TO CONFORM TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

JEREMY S. CROTEAU

DATE

P.L.S. #48722

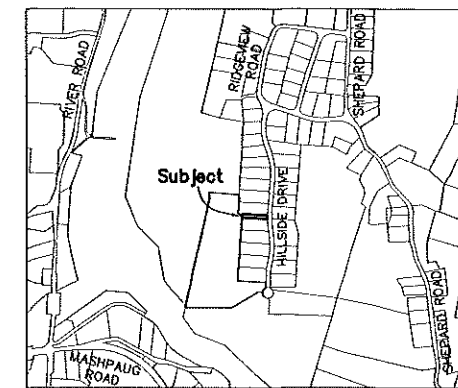


PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED M.G.L. CHAPTER 41 SECTION 81P

DATE: _____

* NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED*

* ENDORSEMENT BY THE PLANNING BOARD DOES NOT GUARANTEE THAT ANY OF THE LOTS SHOWN ON THIS PLAN ARE BUILDABLE LOTS*



LOT LOCUS
SCALE: 1"=1000'

RECORD OWNERS

IAN E & MICHELLE M. NEILL
DB 64482 PG 65

TAX MAP REFERENCES:

ASSESSORS MAP - 038-40

TOWN OF ZONING

ZONE - SUBURBAN RESIDENTIAL	NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED
AREA - 3/4 ACRE	
FRONTAGE - 125'	
FRONT - 30 FT.	
SIDE - 15 FT.	
REAR - 15 FT.	

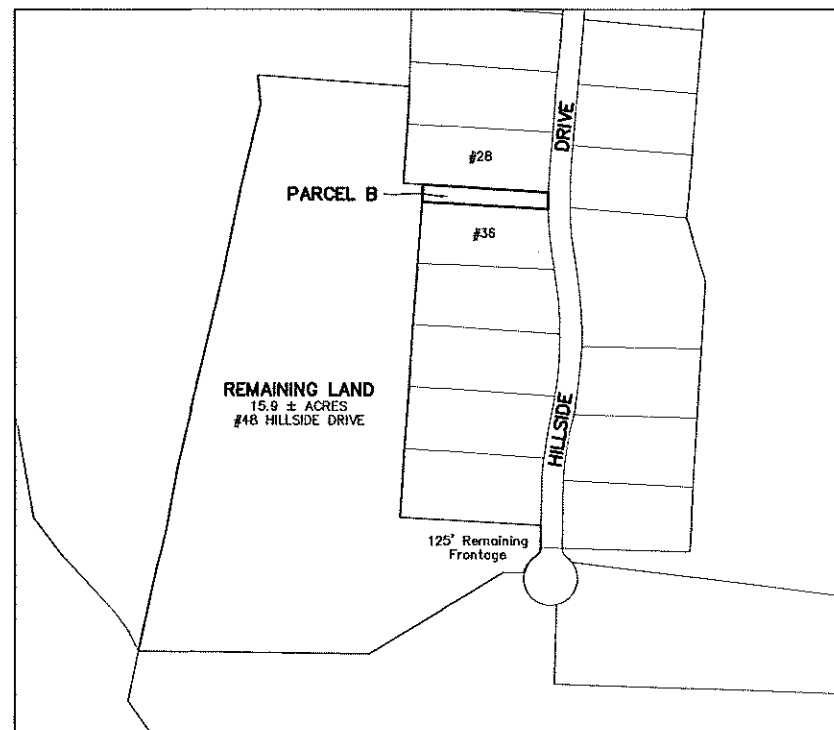
PLAN REFERENCES:

(WORCESTER COUNTY REGISTRY OF DEEDS)

PLAN BOOK 933 PLAN 112
PLAN BOOK 529 PLAN 98
PLAN BOOK 151 PLAN 53

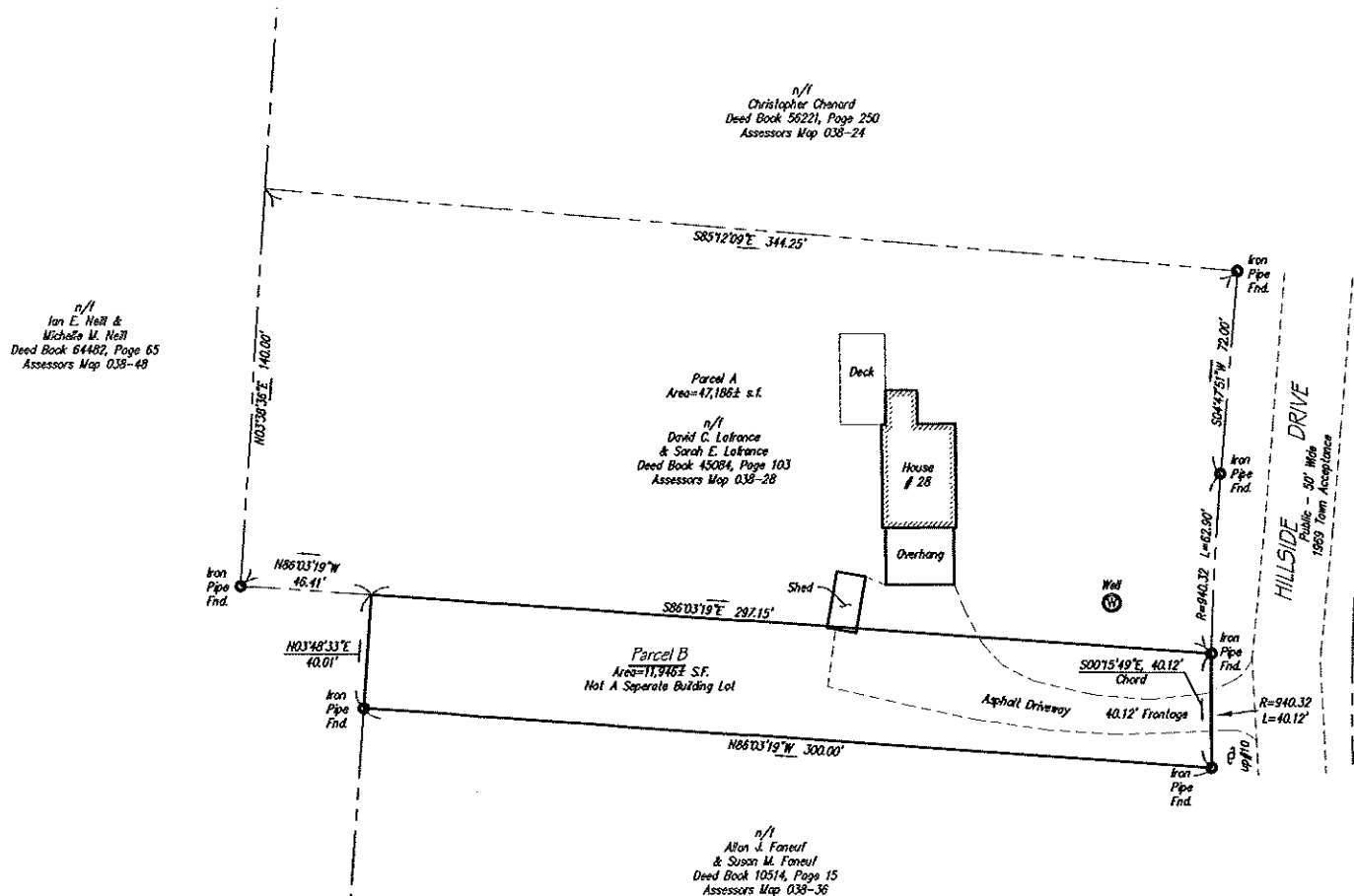
GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE PARCEL B OWNED BY NEILL AND COMBINE WITH PARCEL A OWNED BY LAFRANCE. CONTAINING A TOTAL OF 59,132± S.F.
2. BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
3. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. DIG SAFE SHALL BE NOTIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
4. HORIZONTAL DATUM BASED ON PLAN BOOK 529 PLAN 98.
5. BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0929E, WITH AN EFFECTIVE DATE OF JULY 4, 2011.
6. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.
7. THE REGULARITY FACTOR, WETLAND AREA AND SLOPES IN EXCESS OF EIGHT PERCENT WERE NOT CONSIDERED AS PART OF THIS SURVEY.



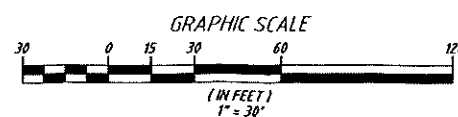
REMAINING LAND LOCUS

SCALE: 1"=200'



SYMBOL KEY

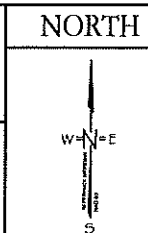
BOUND	●	IRON ROD FOUND	IRF
IRON PIPE	○	IRON PIPE FOUND	IPF
IRON ROD W/ CAP	●	BOUND FOUND	BDF
DRILL HOLE	○	RAIL ROAD SPIKE	RRSPK
DRAIN MANHOLE	⊙DMH	DRILL HOLE FOUND	DHF
CATCH BASIN	⊙CB	FOUND	FND.
WETLAND FLAG	⊙	BITUMINOUS	BIT.
UTILITY POLE	⊙	CONCRETE	CONC.
GUY WIRE	X	BOLLARD	BOL.
ELECTRIC MANHOLE	⊙	UTILITY POLE	UP
FIRE HYDRANT	⊙	GUY WIRE	GUY
WATER GATE	⊙		



NO.	DATE	REVISION	BY

JASON D. DUBOIS, P.E.
PROFESSIONAL ENGINEER
M.A.L.C. NO.: 48724

JEREMY S. CROTEAU, P.L.S.
PROFESSIONAL LAND SURVEYOR
I.C. NO.: 48722



ANR PLAN OF LAND

SITE ADDRESS:
Hillside Drive
Sturbridge, MA

CLIENT:
David C. & Susan K. Lafrance
28 Hillside Drive
Sturbridge, MA

DRAWN BY:	JSC
CR'D BY:	JDD
DATE:	1-18-22
PROJECT #:	22-101
SCALE:	1"=30'
DWG. NO.:	1

